

# UNOFFICIAL COPY

COOK COUNTY NO. 808  
FILED FOR RECORDED  
93 JUN -1 PM 1:45  
VARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

93411631

COOK  
CO. NO. 016

2 1 5 3 3 5

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

### THE GRANTOR

PHILIP COLBURN, married to Ann Colburn **93411631**

of the city of Los Angeles County of Los Angeles  
State of California for and in consideration of  
Ten and No/100

----- DOLLARS,  
(\$10.00) and other good and valuable consideration in hand paid,  
CONVEY S and WARRANTS to

BETH A. KITA, 10 East Ontario, #2308, Chicago, Illinois  
and Sandra W. Ward, as joint tenants and not as tenants in common  
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof. \*

Subject to: covenants, conditions and restrictions of record; terms,  
provisions, covenants and conditions of the Declaration of Condominium  
and all amendments thereto; private, public and utility easements  
including any easements established by or implied from the Declaration  
of Condominium or amendments thereto; roads and highways; party wall  
rights and agreements; existing leases and tenancies; limitations and  
conditions imposed by the Condominium Property Act; special governmental  
taxes or assessments for improvements not yet completed; unconfirmed  
special governmental taxes or assessments; general real estate taxes  
for the year 1992 and subsequent years; installments of regular  
assessments due after the date of closing established pursuant to the  
Declaration of Condominium; and, Purchaser's mortgage.

\* This Property is not Homestead Property  
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

Permanent Real Estate Index Number(s): 17-10-203-027-1128  
Address(es) of Real Estate: 233 East Erie, Unit #2108, Chicago Illinois 60611

DATED this 26<sup>th</sup> day of May 1993  
*Philip W. Colburn* (SEAL) \_\_\_\_\_ (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Philip Colburn (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
PHILIP W. COLBURN

"OFFICIAL SEAL" Personally known to me to be the same person whose name is subscribed  
NADINE K. BRYANT to the foregoing instrument, appeared before me this day in person, and acknowl-  
NOTARY PUBLIC, STATE OF ILLINOIS, ed that he signed, sealed and delivered the said instrument as his  
My Commission Expires Nov. 9, 1995 and voluntary act, for the uses and purposes therein set forth, including the  
release and waiver of the right of homestead.

Given under my hand and official seal, this 26<sup>th</sup> day of May 1993  
Commission expires Nov. 9, 1995 *Nadine K. Bryant*  
NOTARY PUBLIC

This instrument was prepared by Samuel B. Stempel, Rudnick & Wolfe, 203 N. LaSalle St., Chicago, IL  
(NAME AND ADDRESS) 60601

MAIL TO: Daniel Musca (Name)  
Witwer, Burlage, Poltrack and Giamtietro  
125 S. Wacker Dr. Suite 2700  
Chicago, IL 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Beth A. Kita (Name)  
233 East Erie, UNIT #2108  
Chicago, IL 60611  
(Address) (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUN-93  
REVENUE  
60.00

PEAL ESTATE TRANSACTION TAX  
REVENUE  
JUN-93  
HERE  
30.00  
AFF. RIDER OR REVENUE NO. 5  
F. 1421

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JUN-93  
450.00

93411631

BOX 333

UNOFFICIAL COPY

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

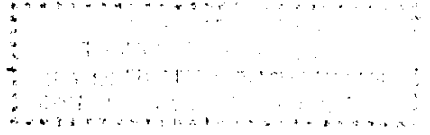
03 JUN - 1 PM 1:45

93411631

Property of Cook County Clerk's Office

GEORGE E. COLE®  
LEGAL FORMS

93411631



COOK COUNTY

# UNOFFICIAL COPY

93411631

## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:  
UNIT NUMBER 2108, IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24, BOTH INCLUSIVE, AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.15 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:  
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

93411631

UNOFFICIAL COPY

Property of Cook County Clerk's Office

44-3886-1000